173.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,700 / 746,700
					USE VALUE:	746,700 / 746,700
					ASSESSED:	746,700 / 746,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		LORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SVENSON ROBERT BRADFORD
Owner 2:	SVENSON PATTY LU
Owner 3:	
Street 1:	6 LORNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRINNELL CHARLES M -
Owner 2:	-
Street 1:	187 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1465 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	367,600		379,100	746,700
Total Card	0.093	367,600		379,100	746,700
Total Parcel	0.093	367,600		379,100	746,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.69 | /Parcel: 509.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 115039
GIS Ref:
GIS Ref:
Insp Date: 11/29/18

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	367,700	0	4,050.	379,100	746,800	746,800	Year End Roll	12/18/2019
2019	101	FV	164,900	0	4,050.	373,600	538,500	538,500	Year End Roll	1/3/2019
2018	101	FV	164,900	0	4,050.	287,000	451,900	451,900	Year End Roll	12/20/2017
2017	101	FV	164,900	0	4,050.	270,800	435,700	435,700	Year End Roll	1/3/2017
2016	101	FV	164,900	0	4,050.	249,100	414,000	414,000	Year End	1/4/2016
2015	101	FV	155,200	0	4,050.	232,800	388,000	388,000	Year End Roll	12/11/2014
2014	101	FV	155,200	0	4,050.	214,400	369,600	369,600	Year End Roll	12/16/2013
2013	101	FV	155,200	0	4,050.	214,400	369,600	369,600		12/13/2012

!13423!

PRINT

Date	Time
12/11/20	03:22:54

LAST REV

Date	Time
08/13/19	09:12:41

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13423

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRINNELL CHARLE	72114-461	1	1/11/2019		795,000	No	No		
NYBERG JONATHAN	70681-119		2/28/2018	Change>Sale	495,000	No	No		
BARTHOLOMEW JOS	70458-170		12/29/2017	Change>Sale	400,000	No	No		
	7568-561		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	115039
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/13/2018	415	Inter Fi	86,000	C				
3/20/2018	299	Inter-De	1,000	C				
3/8/2018	261	Porch	5,500	C				
5/5/2010	402	Re-Roof	1,000					strip & reroof 20x
4/28/2010	374	New Wind	12,600					23 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2019	SQ Returned	JO	Jenny O
5/15/2019	Permit Visit	DGM	D Mann
11/29/2018	MEAS&NOTICE	HS	Hanne S
1/14/2009	Meas/Inspect	345	PATRIOT
12/14/1999	Meas/Inspect	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,051 | Spl Credit | Total: 379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	99515
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385365
Depreciation:	17727
Depreciated Total:	367639

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

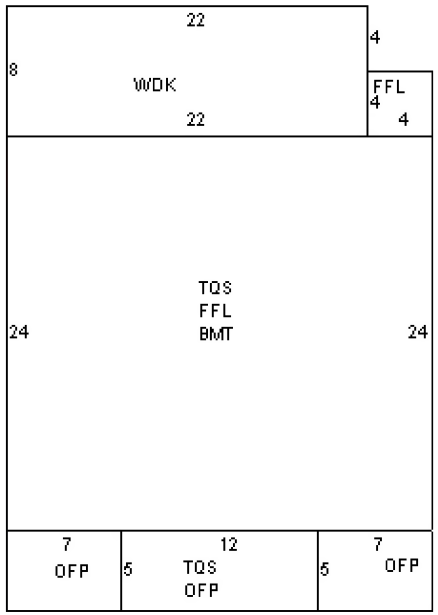
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.10
Special Features:	0	Val/Su Net:	176.48
Final Total:	367600	Val/Su SzAd	318.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	640	173.730	111,186
BMT	Basement	624	71.660	44,717
TQS	3/4 Story	513	173.730	89,122
WDK	Deck	176	11.560	2,035
OFP	Open Porch	130	28.900	3,757

Net Sketched Area:	2,083	Total:	250,817
Size Ad	1153	Gross Are	2254	FinArea	1465
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	